

Approved March 27, 2008

Spencer County Plan Commission
Meeting Minutes
February 28, 2008

The Spencer County Plan Commission held its monthly meeting on Thursday February 28, 2008. Members in attendance were Nathan Helms, Pete Rapp, Rex Winchell, Charlie Waninger, Robert Cochenour, Al Logsdon and Steve Sisley. Absent Scott Sublett.

Chairman Nathan Helms called the meeting to order at 6:00pm. A copy of January minutes that were mailed out stand approved as presented. First order of business: eliminate Subdivision Exempt Division (3). Helms stated he, along with Cail, Cochenour, and Winchell, attended Commissioners meeting and presented their feeling on removing Exemption (3) which reads: "a division of land into two (2) or more parcels with all such divided parcels being five (5) acres or more with all access roads or rights-of-way to all such parcels being clearly defined." It was unanimous with the Commissioners to delete said exemption. Administrator Cail reported results of how many houses were built using Exemption #3: in 2006, six out of fifty-five new homes and in 2007 six- out of fifty-two homes. February 1, 2007 to January 31, 2008 there were five out of ninety homes completed using Exemption (3). Two out of the five could have been split another way to conform. Wetherill stated deleting Exemption #3 would solve a lot of issues and it may lead to a few more variances but that will be on a case by case basis. After a brief discussion, Bobby Cochenour made a motion to instruct Attorney John Wetherill to create paperwork to delete Subdivision Exempt Division 3 and present it to the Commissioners 2nd by Rex Winchell, all in favor. Pete Rapp did not make a motion on this due to coming in later.

Next order of business-Helms started going over sub division ordinance, the board then decided after a brief discussion it would be best if everyone looked over it on their own and see if they had anything they thought needed looked at. Wetherill stated they would not be taking any action on it tonight.

Alan Meunier and Don Schulte were both invited to the meeting to give their input on Sub Division Ordinance. Alan Meunier from Quality Craft Construction was present to give his observations on our Sub Division ordinance. He thought it has very reasonable standards for our County. It could use a little tweaking but he didn't have a problem with it.

Meunier also went through the steps explaining to the board what it is like getting a sub division up and going. He also stated that one problem he sees as a developer is in the performance guarantee area. A developer would find it impossible to get a performance bond because there's no guarantee they can get the money released. We have nothing in place to guarantee a bond release; a simple check list/sign off sheet at certain points should take care of this matter. After a brief discussion on how a check list would help protect both parties, Rex Winchell made a motion for Attorney John Wetherill to draft a check list 2nd by Steve Sisley, all in favor.

Administrator Cail announced that she would not be at next months meeting due to being on vacation.

Motion made to adjourn the meeting by Robert Cochenour, 2nd by Rex Winchell, all in favor.

Meeting adjourned at 8:10pm

Next Meeting March 27, 2008

ej/tc